



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider initiating the annexation/reorganization proceedings for Melva Lind Addition located south **of** East Sargent Road and west of the Central California Traction Company main line.

MEETING DATE: .December 4, 1991

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council consider initiating the annexation/reorganization proceedings for the Melva Lind Addition located south of East Sargent Road and west of the Central California Traction Company main line.

BACKGROUND INFORMATION: The proposed Melva Lind Addition encompasses 8 parcels with 5 owners and contains **63.20** acres. The City has on file letters from the 5 owners asking for annexation. The 100 percent consent of owners permits the City to initiate the annexation without publishing any notice.

At its meeting of November 20, 1991 the City Council introduced Ordinance No. 1540 which rezoned this proposed annexation to **M-2**, Heavy Industrial which is consistent with the General Plan. the rezoning is required by the San Joaquin Local Agency Formation Commission and is the first step in the annexation/reorganization process.

FUNDING: Application fees.


James B. Schroeder
Community Development Director

JBS/cg

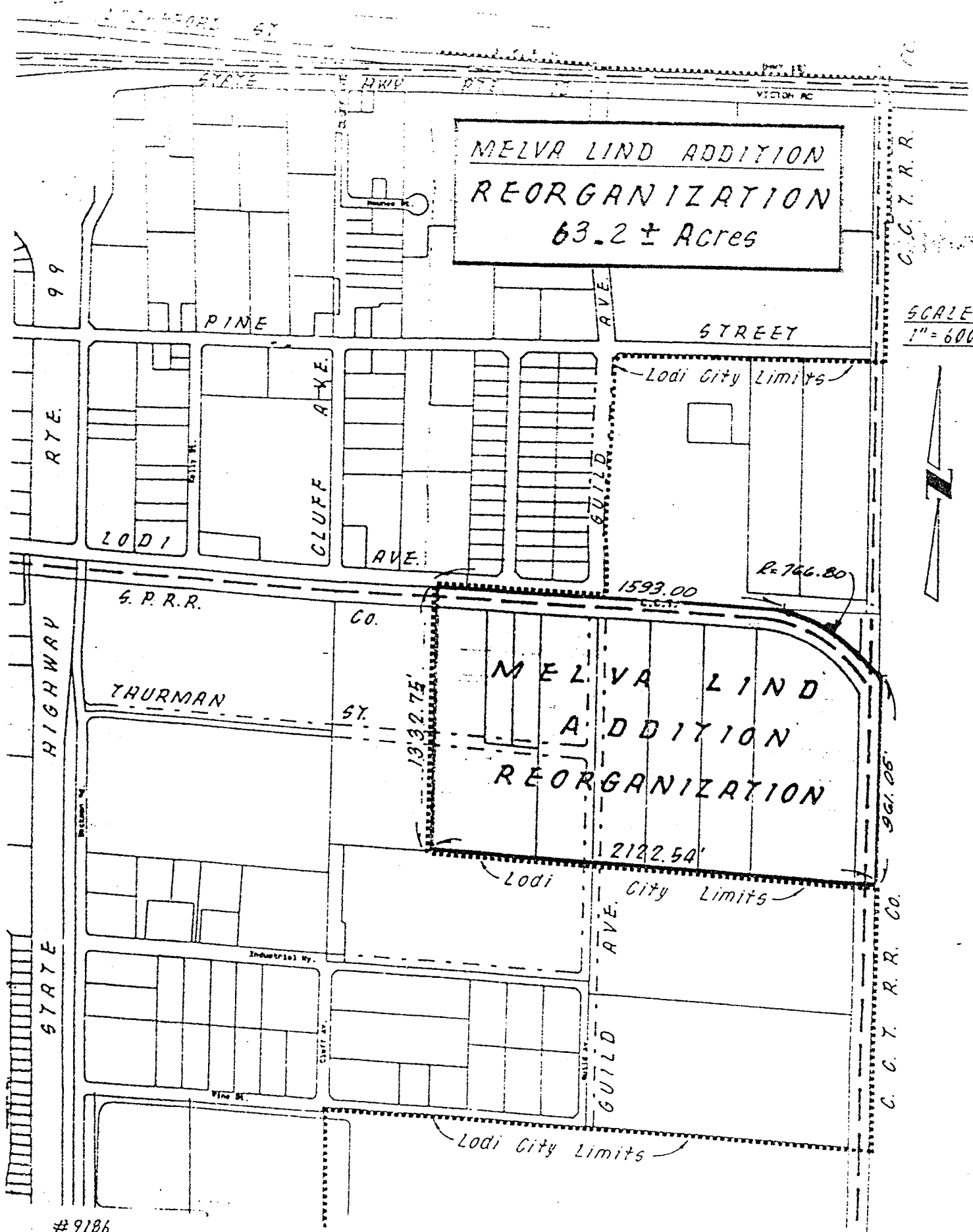
Attachments

APPROVED: 

THOMAS A. PETERSON
City Manager



recycled paper



MELVA LIND ADDITION
REORGANIZATION
63.2 ± Acres

MELVA LIND
ADDITION
REORGANIZATION

SCALE:
1" = 600'



RESOLUTION NO. 91-222

A RESOLUTION OF THE LODI CITY COUNCIL
FOR APPLICATION TO THE SAN JOAQUIN COUNTY LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED "MELVA LIND ADDITION",
INCLUDING THE DETACHMENT OF CERTAIN TERRITORY WITHIN THE AREA PROPOSED
FOR ANNEXATION TO THE CITY OF LODI

=====

WHEREAS, this proposal is made pursuant to the Local Government
Reorganization Act of 1985; and

WHEREAS, the nature of the proposed change of organization is the
annexation to the City of Lodi of a combined area comprising 63.20
acres more or less adjacent to the City limits located south of East
Sargent Road and west of the Central California Traction Company main
line; and withdrawal of said 63.20 acres from the Mokelumne Rural
County Fire District and Northern San Joaquin Water Conservation
District, located within the area to be annexed to the City of Lodi,
(APN's 049-070-03, 04, 05, 06, 07, 08, 09 and 10), 5430, 5480, 5510,
5580, 5650, 5730 and 5960 East Sargent Road, as described in Exhibit A
attached hereto and incorporated herein by reference; and

WHEREAS, no other counties, cities, or districts are affected,
and;

WHEREAS, the subject area proposed to be annexed to the City of
Lodi and detached from the Mokelumne Rural County Fire District and
Northern San Joaquin Water Conservation District is uninhabited; and

WHEREAS, no new districts are proposed to be formed by this
reorganization, and;

WHEREAS, the reasons for this proposal are as follows:

- (1) The uninhabited subject area is within the urban confines
of the City and will generate service needs substantially
similar to that of other incorporated urban areas which
require municipal government service;
- (2) Annexation to the City of Lodi of the subject area will
result in improved economics of scale in government
operations while improving coordination in the delivery of
planning services;
- (3) The residents and taxpayers of the County of San Joaquin
will benefit from the proposed reorganization as a result
of savings to the County by reduction of County required
services in unincorporated but urban oriented area;
- (4) The subject area proposed to be annexed to the City of
Lodi is geographically, socially, economically and

politically part of the same urban area of which the City of Lodi is also a part;

- (5) The subject area is within the Lodi Sphere of Influence;
- (7) Future inhabitants in the subject area will gain immediate response in regard to police and fire protection, unlimited City garbage and trash collection service, street lighting service, a modern sewer system, other municipal services, and improvement of property values;

NOW, THEREFORE, BE IT RESOLVED by the Lodi City Council that the San Joaquin County Local Agency Formation Commission is hereby requested to approve the proposed "Melva Lind Addition" which includes annexation of a combined 63.20 acres, and detachment from the Mokelumne Rural County Fire District and Northern San Joaquin Water Conservation District as described in Exhibit A attached hereto. This all subject to the aforementioned terms and conditions.

Dated: December 4, 1991

=====

I hereby certify that Resolution No. 91-222 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 4, 1991 by the following vote:

Ryes: Council Members - Hinchman, Pennino, Sieglock, Snider
and Pinkerton (Mayor)

Noes: Council Members - None

Absent: Council Members - None

Alice M. Reimche
for Alice M. Reimche
City Clerk

91-222

RES91222/TXTA.02J



civil engineers

BAUMBACH & PIAZZA, INC.

EXHIBIT A

323 West Elm Street
Lodi, California 95240

Phone (209) 368-6618

NOVEMBER 15, 1991
JOB NO. 9186

LEGAL DESCRIPTION
MELVA LIND ANNEXATION

A portion of the Northeast quarter of Section 7, Township 3 North, Range 7 East, Mount Diablo Base and Meridian, San Joaquin County being described as follows:

Commencing at the Northwest Corner of said Northeast quarter of Section 7, said corner being on the North line of the Central California Traction Company's 100 foot wide right of way; thence along the North line of Section 7, South 87° 20' 49" East, 533.24 feet to the Northeast corner of that Industrial Substation Annexation to the City of Lodi by Resolution No. 91-82 and the True Point of Beginning; thence continue along said North line of Section 7, and along the South line of the Slate Addition to Lodi by Resolution No. 79-98 and its easterly extension, South 87° 20' 49" East, a distance of 1593.00 feet; thence along a curve to the right along the northeasterly right of way of the Central California Traction Company's 100 foot wide right of way, having a radius of 766.80 feet to a point on the East line of said Northeast quarter of Section 7; thence along said East line, South 0° 47' 19" East, 961.05 feet to the Southeast corner of the North half of the Northeast quarter of Section 7, also being the Northeast corner of the Vogel Addition to Lodi by Resolution No. 2963; thence along the North line of said Vogel Addition and the South line of the North half of the Northeast quarter, North 87° 33' 30" West, 2122.54 feet to the Southeast corner of that Industrial Annexation to the City of Lodi by Resolution No. 91-82; thence along the East line of said Industrial Annexation, North 0° 47' 19" East, 1332.75 feet to the Point of Beginning and containing 63.20 acres more or less.,

CITY COUNCIL

JAMES W. PINKERTON, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
DAVID M. HINCHMAN
JACK A. SIEGLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
FAX (209) 333-6795

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

December 6, 1991

Mr. Gerald Scott
Executive Officer
Local Agency Formation Commission
1810 East Hazelton Street
Stockton, CA 95205

Dear Mr. Scott:

Enclosed herewith please find 4 certified copies of Resolution No. 91-222 - "A Resolution of the Lodi City Council for the Application to the San Joaquin County Local Agency Formation Commission in the Matter of the 'Melya Lind Addition' Including the Detachment of Certain Territory Within the Area Proposed for Annexation to the City of Lodi".

Also enclosed please find the following documents pertaining to this matter:

- a) Three (3) copies of Justification of Proposal.
- b) Fifteen (15) copies of legal meets and bounds description of affected territory consistent with standards acceptable to the County Surveyor's office.
- c) Fifteen (15) copies of maps showing affected territory.
- d) Filing and processing fees in accordance with LAFCO fee schedule (\$1,325.00).

Should you need additional information or have any questions regarding this matter, please don't hesitate to call.

Very truly yours,


Alice M. Reimche
City Clerk

AMR/jmp

Enclosures

ANNEX.05/TXTA.02J/ANNEX

JUSTIFICATION OF PROPOSAL
FOR REORGANIZATION OR CHANGE OF ORGANIZATION AFFECTING LOCAL AGENCIES

Filed with:

LOCAL AGENCY FORMATION COMMISSION OF SAN JOAQUIN COUNTY

c/o Gerald F. Scott, Executive Officer

1810 E. Hazelton

Stockton, CA 95205

Phone: (209) 468-3198

Date: November 26, 1991

The undersigned, on behalf of the proponents of the subject **proposal**, hereby give **notice** of intention to:

 incorporate a city
 form a district

 X annex territory to ~~an~~ agency
 consolidate existing agencies

 disincorporate a city
 dissolve a district

 X detach territory ~~front~~ an agency

To further deliberations by the Commission, we submit the following:

1. Three (3) copies of this completed "Justification of **Proposal**".
2. Fifteen (15) copies of legal metes and **bounds** description of affected territory consistent with standards acceptable to the County Surveyor's Office.
3. Fifteen (15) copies of maps showing affected territory and affected agencies (maps to be no smaller than 8½" x 11" which is the most preferable size **and** shall **be** no larger than 18" x 26").
4. Filing and processing **fees** in accordance with LAFCO fee schedule.

The following persons (not to exceed three) are to be **mailed** copies of the Executive Officer's Report and Notice of Commission hearings regarding the subject proposal.

Melva N. Lind	P.O. Box 1161, Lodi, CA 95241	(209) 767-3757 (209) 727-5607
(Name)	(Address)	(Phone)
Alice M. Reimche	P.G. Box 3006, Lodi, CA 95241	(209) 333-6702
(Name)	(Address)	(Phone)
James B. Schroeder	P.O. Box 3006, Lodi, CA 95241	(209) 333-6711
(Name)	(Address)	(Phone)


(Signed)

COMPLETE ALL QUESTIONNAIRE ITEMS

If a question is not applicable to **your** proposal, you may so state.

1. Local **Agency** organization changes hereby proposed — designate affected agencies and annexations **by name**: MELVA LIND ADDITION
Annex territory to the City of Lodi. Detach from Mokelumne Rural County Fire District and Northern San Joaquin Water Conservation District.
2. **Statutory provisions** governing proceedings: Local Government Reorganization Act 1985

3. Do **proposed** boundaries **create** an island or corridor of unincorporated territory? No.
4. Do proposed boundaries split lines of assessment or ownership? No.
5. Land area affected: Square miles 0.1 Acres 63
6. Population in subject area: 5 Number of registered voters: 4
7. Registered voter density (per acre) = .06 Number of dwelling units: 2
8. Estimate of population increase in next 10 years: 0
9. Present **land** use of **subject** area: Agriculture
10. What is the intended development of this **area**: Heavy industrial uses.
11. Present zoning: I-PA, Interim Protected Agriculture (Prezoned to M-2, Heavy Industrial)
12. Describe proposed zoning changes: M-2, Heavy Industrial.
13. Assessed value of land: \$ 381,117
14. Assessed value of improvements \$ 75,243
15. Value of publicly owned land in area: \$ None
16. Governmental services required by this **proposal** which are not **presently available**: City water, sewer and storm drainage will be provided when the property is developed. City police and fire protection.
17. What alternative measures would provide **services** listed in Item 16 above? Private water well and septic tank. County sheriff and fire protection service.
18. What modifications **must** be made to existing utility and governmental facilities to provide services initiated **by** this **proposal**?
Extension of existing water, sewer and storm drainage lines. Extension of City streets.
19. What approximate costs will be incurred in accomplishing requirements of Item 18 above? Estimates not available.
20. How will such costs be met? Developers will be required to provide all street and utility extensions prior to the construction of any buildings.
21. Will provisions of this proposal impose greater than normal burden on servicing **agency** or affected property? No.
22. ☒ Check here if you are submitting further comments and evaluations on additional pages.

Important Notice Regarding Disclosure of Campaign Contributions Made to LAFCO Commissioners on Page 3.

(Rev. 4-85)

CITY COUNCIL

DAVID M. HINCHMAN, Mayor
JAMES W. PINKERTON, Jr.
Mayor Pro Tempore
PHILLIP A. PENNINO
JACK A. SIEGLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

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THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

November 27, 1991

Mr. Gerald Scott, Executive Director
LAFCO of San Joaquin County
1810 East Hazelton Avenue
Stockton, CA 95205

SUBJECT: Melva Lind Addition - City Service Plan and Prime Agricultural
Conversion Statement

CITY SERVICE PLAN

Enumeration of Services

The City of Lodi provides sanitary **sewer**, water, storm drainage and electric power, **as well as** police and fire protection to all parcels within the City limits. Natural gas is provided by P.G. & E., and Pacific **Bell** provides local telephone **service**.

Level and Range of Service

The City of Lodi will provide the full level and range of required **urban** services. There are existing sanitary sewer, water, and storm drainage lines to the west in Thurman Street (**10" SS, 8" W, 36" SD**), and sewer and water lines **to the north** in Guild Avenue (**8" SS, 10" W**). The storm drainage line will be serviced by an existing **park** /storm drainage basin to the south-west. Electricity, natural gas and telephone service are available to the property.

Availability of Service

All City and public utility company services are available to the property subject to the developer making the necessary line extensions.

Improvements Required

When the property is developed, the developer will be required to make any necessary utility extensions. This will include the following:

1. Sanitary sewer - extend the existing 10" sewer line in Thurman Road east to Guild Avenue, then continue with an 8" sewer line east to the Central California Traction Railroad Company.
2. Water - extend the existing 10" water line in Guild Avenue south to the southern boundary of the property. Extend a new 10" water line south along the eastern boundary of the property to the southern boundary. Loop 8" internal lines through the property.
3. Storm Drainage - extend a 36" storm drainage line east in Thurman Street to Guild Avenue.
4. Streets - Extension and full street improvements for Thurman Street and Guild Avenue, including curbs, gutters, and sidewalks.

Method of Financing

All required service extensions and other improvements will be done by the developers at their expense. The City may participate in some of the cost if oversized lines are required or improvements are made that benefit surrounding properties. The developer will also be required to pay Development Impact Mitigation Fees to finance capital improvements of new and existing City services.

Statement on the Conversion of Prime Agricultural Land

Development of the Melva Lind Addition property will result in the conversion of 63 acres of prime agricultural land. Unfortunately, in Lodi the conversion of prime agricultural land is unavoidable. All the land in and around the City of Lodi is prime agricultural land; consequently, it is not possible to direct development toward non-prime agricultural land.

The Melva Lind Addition property is a reasonable extension of the existing City limits because it abuts the existing City limits on its northern, southern, and western boundaries. The addition will encompass two major streets, Thurman Street and Guild Avenue, from which City utilities can easily provide service to the area. The Melva Lind Addition is directly adjacent to a Central California Traction Railroad Company line on its northern and eastern boundaries. The property is within the General Plan boundaries of the City and the City's utility system has been designed to serve the project area.



MARK MEISSNER
Junior Planner



civil engineers

EXHIBIT A

323 West Elm Street
Lodi, California 95240

BAUMBACH & PIAZZA, INC.

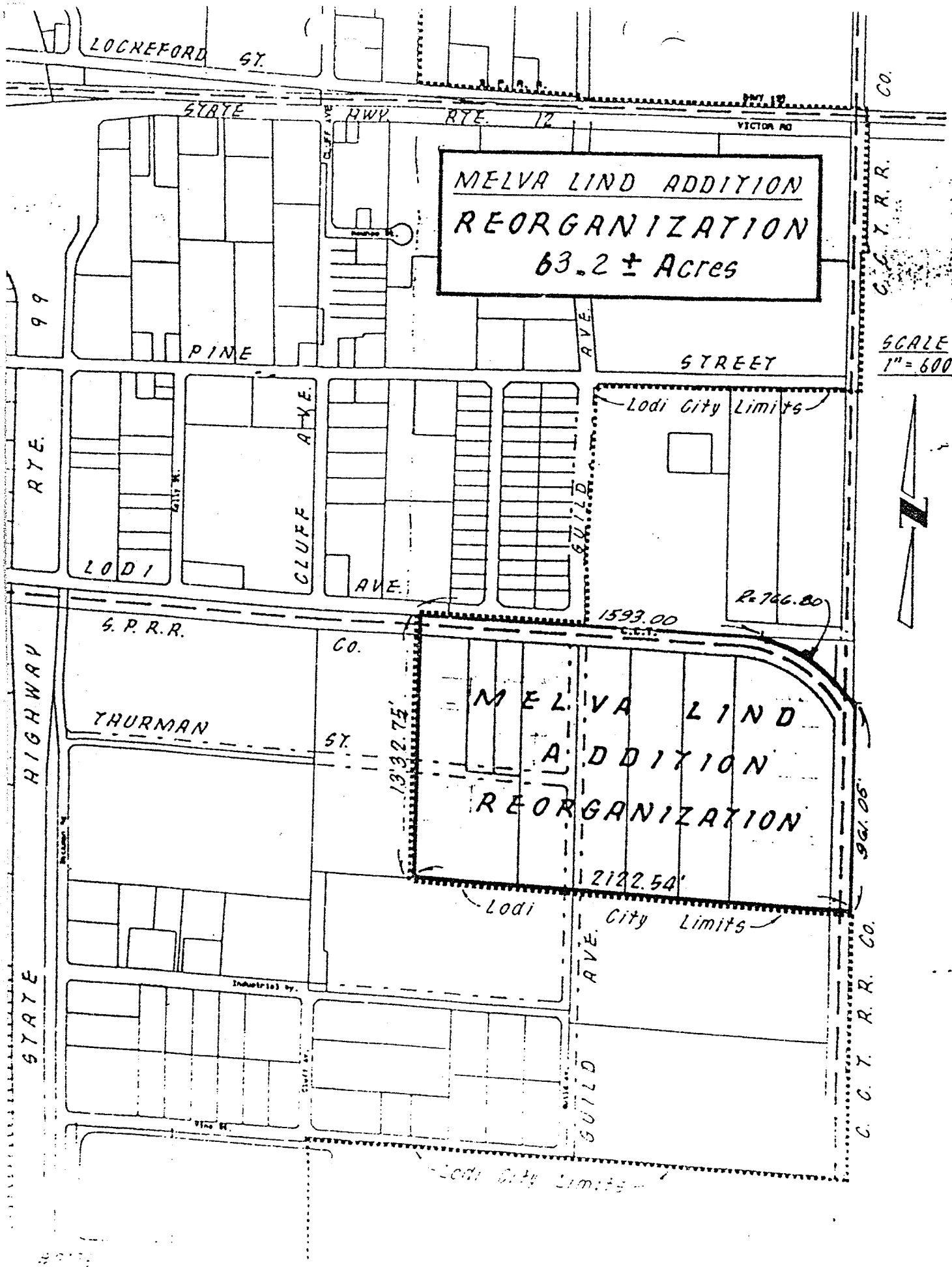
Phone (209) 368-6618

NOVEMBER 15, 1991
JOB NO. 9186

LEGAL DESCRIPTION
MELVA LIND ANNEXATION

A portion of the Northeast quarter of Section 7, Township 3 North, Range 7 East, Mount Diablo Base and Meridian, San Joaquin County being described as follows:

Commencing at the Northwest corner of said Northeast quarter of **Section 7**, said corner being on the North line of the Central California Traction Company's 100 foot wide right of way: thence along the North line of Section 7, South $87^{\circ} 20' 49''$ East, 533.24 feet to the Northeast corner of that Industrial Substation Annexation to the City of Lodi by Resolution No. 91-82 and the True Point of Beginning: thence continue along said North line of Section 7, and along the South line of the State Addition to Lodi by Resolution No. 79-38 and its easterly extension, South $87^{\circ} 20' 49''$ East, a distance of **1593.00** feet: thence along a curve to the right along the northeasterly right of way of the Central California Traction Company's 100 foot wide right of way, having a **radius** of 766.80 feet to a point on the **East** line of said Northeast quarter of Section 7: thence along said East line, South $0^{\circ} 47' 19''$ East, **961.05** feet to the Southeast corner of the North half of the Northeast quarter of Section 7, also being the Northeast Corner of the **Vogel** Addition to Lodi by Resolution No. 2963; thence along the North line of said Vogel Addition and the South line of the North half of the Northeast quarter, North $87^{\circ} 33' 30''$ West, 2122.54 feet to the Southeast corner of that Industrial Annexation to the City of Lodi by Resolution No. 91-82; thence along the East line of said Industrial Annexation, North $0^{\circ} 47' 19''$ East, 1332.75 feet to the Point of Beginning and containing 63.20 acres more or less.



MELVA LIND ADDITION
REORGANIZATION
63.2 ± Acres

SCALE:
1" = 600'



MELVA LIND
ADDITION
REORGANIZATION

2122.54'

Lodi City Limits

13' 32.75'

961.05'

C. C. T. R. R. Co.

Lodi City Limits

LOCKEFORD ST.

STATE

HWY.

RYE

12

VECTOR RD

PINE

STREET

Lodi City Limits

L O D I

CLUFF AVE.

AVE.

GUILD

S. P. R. R.

CO.

THURMAN

ST.

13' 32.75'

MELVA LIND
ADDITION
REORGANIZATION

2122.54'

Lodi City Limits

961.05'

C. C. T. R. R. Co.

Lodi City Limits

HIGHWAY

STATE

Notice of Determination

Appendix H

To: — Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: (Public Agency) City of Lodi
P.O. Sox 3006
(Address)
Lodi, CA 95241-1910

X County Clerk
County of San Joaquin



Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

MELVA LIND ADDITION

Project Title

--

David Morimoto

(209) 333-6711

State Clearinghouse Number
(If submitted to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone/Extension

5430, 5480, 5510, 5580, 5650, 5730, 5850, 5960 E. Sargent Rd., Lodi, San Joaquin County

Project Location (include county)

Project Description:

Annexation of 61.6 acres of land to the City of Lodi and a rezoning to M-2,
Heavy Industrial

This is to advise that the City of Lodi has approved the above described project on
Nov. 20, 1991 and has made the following determinations regarding the above described project
(Date)

☒ Lead Agency ☐ Responsible Agency

1. The project ☒ will ☐ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
4. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
5. Findings ☐ were ☒ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

David Morimoto
Signature (Public Agency)

Nov. 22, 1991
Date

Sr. Planner
Title

Date received for filing at OPR:

Revised October 1989

NEGATIVE DECLARATION

Notice is hereby given that the City of Lodi Planning Department has determined that the following proposal will have no "Significant Impact on the Environment". Supporting documentation is available in the form of a "Preliminary Environmental Assessment" and is available for public review in the Planning Department Office, City Hall Building, 221 W. Pine Street. Anyone wishing to appeal the issuance of this Declaration to the Planning Commission may do so no later than the date indicated as "Last date to Appeal".

Date July 17, 1991 Project Title: INDUSTRIAL SUBSTATION EAST ADDITION

Responsible Agency: Lodi Planning Dept. Contact Person: Mark Meissner

NAME OF PERSON, FIRM, OR AGENCY UNDERTAKING PROJECT:

Melva N. Lind, et al

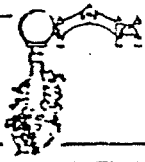
Address :	City:	County:
<u>P.O. Box 1161</u>	<u>Lockeford, CA</u>	<u>San Joaquin</u>
Area Code:	Phone :	
<u>(209)</u>	<u>727-3757</u>	

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND LOCATION

Annexation and rezoning of 61.6 acres of existing vineyard to the City. The land
will be used for industrial purposes as designated in Lodi's Certified General Plan.
The properties to be annexed are located at 5430, 5480, 5510, 5580, 5650, 5730, 5850
and 5960 East Sargent Road. Assessor's Parcel Numbers 049-07003, 04, 05, 06, 07, 08
09, 10 and 45.

Project Location City	Project Location County
<u>LODI</u>	<u>SAN JOAQUIN COUNTY</u>

Last Date to Appeal :	Address Where Preliminary Environment Assessment is Available:
<u>August 7, 1991</u>	<u>LODI CITY PLANNING DEPT.</u> <u>221 W. Pine St., Lodi, CA 95240</u> <u>Phone: (209) 334-5634</u>



City of Lodi
COMMUNITY DEVELOPMENT
DEPARTMENT

ENVIRONMENTAL
ASSESSMENT
INITIAL STUDY

1. PROJECT TITLE INDUSTRIAL SUBSTATION EAST ADDITION AND PREZONING
2. LOCATION 5430, 5480, 5510, 5530, 5650, 5730, 5850, 5960 E. Sargent Road
3. PROJECT DESCRIPTION APN's 049-070-03, 04, 05, 06, 07, 08, 09, 10 and 45
Annex to the City of Lodi 9 parcels of land totaling 61.6 acres. Prerone
the properties to M-2, Heavy Industrial. (See attached.)
4. General Plan Designation (A) Existing (*city*), (B) Proposed (A) Heavy Industrial;
(B) No change.
5. Site description and surrounding land use The properties are currently planted
in vineyard. The surrounding area is a mixture of agricultural, industrial
and commercial uses. (See attached.)
6. Zoning (A) Existing, (B) Proposed (A) I-PA (San Joaquin County); (5) M-2,
Heavy Industrial.

Will the Project Have a Significant Effect

<u>Through Any of the Following Impacts?</u>		<u>Yes</u>	<u>No</u>	<u>Maybe</u>
7. a.	Substantial alteration of natural topography, soil or subsoil features	___	<u>X</u>	___
b.	Substantially degrade surface or groundwater-quality..	___	<u>X</u>	___
c.	Substantially deplete surface or groundwater resources.	___	<u>X</u>	___
d.	Substantially interfere with groundwater flow or recharge	___	<u>X</u>	___
e.	Cause a significant affect related to flood, erosion or siltation	___	<u>X</u>	___
f.	Substantial interference with the habitat of any species of fish, wildlife or plant	___	<u>X</u>	___
g.	Violate ambient air quality standards or create substantial air emissions or objectionable odors	___	<u>X</u>	___
h.	Substantially increase ambient noise or glare level for adjoining areas	___	<u>X</u>	___
i.	Substantial reduction of existing cropland	___	<u>X</u>	___
j.	Expose individuals or property to geologic, public health, traffic, flood. seismic or other hazards	___	<u>X</u>	___

	Yes	No	Maybe
k. Have a substantial, demonstrable, negative aesthetic effect.....		<u>X</u>	
l. Result in the disruption or alteration of an archeological, historical or paleontological site....		<u>X</u>	
m. Cause or allow substantial increase in consumption in any natural resources..		<u>X</u>	
n. Results in the use or waste of substantial amounts of fuel or energy		<u>X</u>	
o. Necessitate major extensions of water, sewer, storm drain, electrical lines or public roads	<u>X</u>		
p. Substantially increase demand for or utilization of public services such as schools or fire or police protection		<u>X</u>	
q. Substantially change transportation patterns related to existing traffic load, street capacity, parking availability or traffic safety.....	<u>X</u>		
r. Induce substantial growth, concentration or displacement of population.....		<u>X</u>	
s. Result in an alteration or conflict with existing or planned land uses		<u>X</u>	
t. Conflict with adopted plans, goals or policies of the City of Lodi.....		<u>X</u>	

Adverse impacts of project and their magnitude: 7-0 Annexation of the three
would necessitate major extensions of water, sewer, storm drain, electrical lines
or public roads. 7-0 The annexation would also substantially change transportation
patterns related to existing traffic load, street capacity, parking availability
or traffic safety.

Mitigation Measures to Reduce Adverse Impacts identified by Initial Study: _____
See attached.

RECOMMENDATION

X Negative Declaration _____ EIR _____ Conditional Negative Declaration

JAMES B. SCHROEDER
Environmental Review Officer

By [Signature] Date 7-17-91

INDUSTRIAL SUBSTATION EAST ADDITION AND PREZONING

Project Description

APN 049-070-3,4,5,6,7,8,9,10,45. At the request of the property owners of the parcels listed above, the City of Lodi is proposing to annex the 9 contiguous parcels of land totaling 61.6 acres. The City will also be rezoning the properties to M-2, heavy industrial. "This designation provides for manufacturing, processing, assembling, research, wholesale and storage uses, trucking terminals, railroad facilities, and public and quasi-public uses, and similar and compatible uses. The Floor-area-ratio shall not exceed 50%." (These zoning designations are consistent with the City's certified General Plan and its existing land use designations.)

Site Description and Surrounding Land Uses

The nine properties are located on the eastern boundary of the City, approximately one quarter of a mile east of State Highway 99 and immediately south of Lodi Ave./Sargent Rd.

All nine parcels are adjacent to the City. Seven of the larger parcels are currently planted in vineyards. The two two acre parcels (049-070-4 & 5) are unplanted and have a single-family dwelling on each. There are a total of four homes in the area to be annexed. Parcels 049-070-3,4,5,6,7,8,9 & 10 are adjacent to the Central California Traction Company railroad line/APN 049-070-45, Lodi Avenue, and land zoned M-2, heavy industrial on their northern boundaries. Parcels 049-070-3,6,7,8,9 & 10 are adjacent to land zoned M-2 on their southern boundaries. Parcel 049-070-3 is adjacent to a City electrical substation and land zoned M-2 on its western boundary. Parcel 049-070-10 is adjacent to a north-south line of the Central California Traction Company railroad line on its eastern boundary. (see Map)

Adverse Impacts of the Project

annexation and subsequent development of the nine properties would necessitate major extensions of water, sewer, storm drain, electrical lines and public roads. The annexation would also change transportation patterns related to existing traffic loads and street capacity.

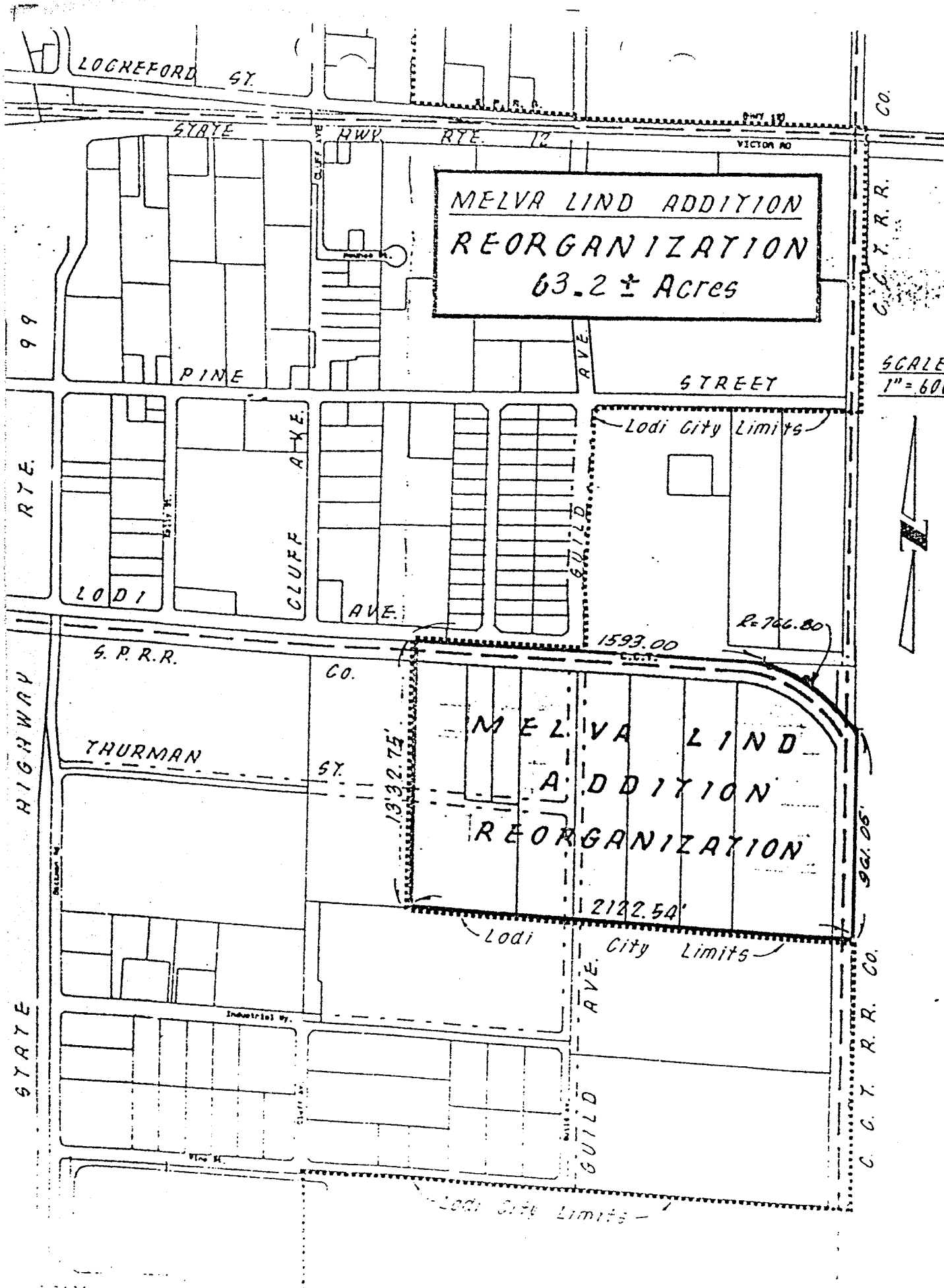
Mitigation Measures to Reduce Adverse Impacts

In order to mitigate the impacts from traffic related problems resulting from new development of this annexation and future annexations, the City of Lodi has adopted a general plan policy and implementation program that addresses this issue.

Policy: "The City shall review new developments for consistency with the GP Circulation Element and the capital improvements program. Those developments found to be consistent with the Circulation Element shall be required to pay their fair share of traffic impact fees and/or charges. Those developments found to be generating more traffic than that assumed in the Circulation Element shall be required to prepare a site-specific traffic study and fund needed improvements not identified in the capital improvements program, in addition to paying their fair share of the traffic impact fee and/or charges."

The traffic impact fee will be used to finance future improvements, such as traffic signals and street widening projects for older intersections and streets recently congested by new development.

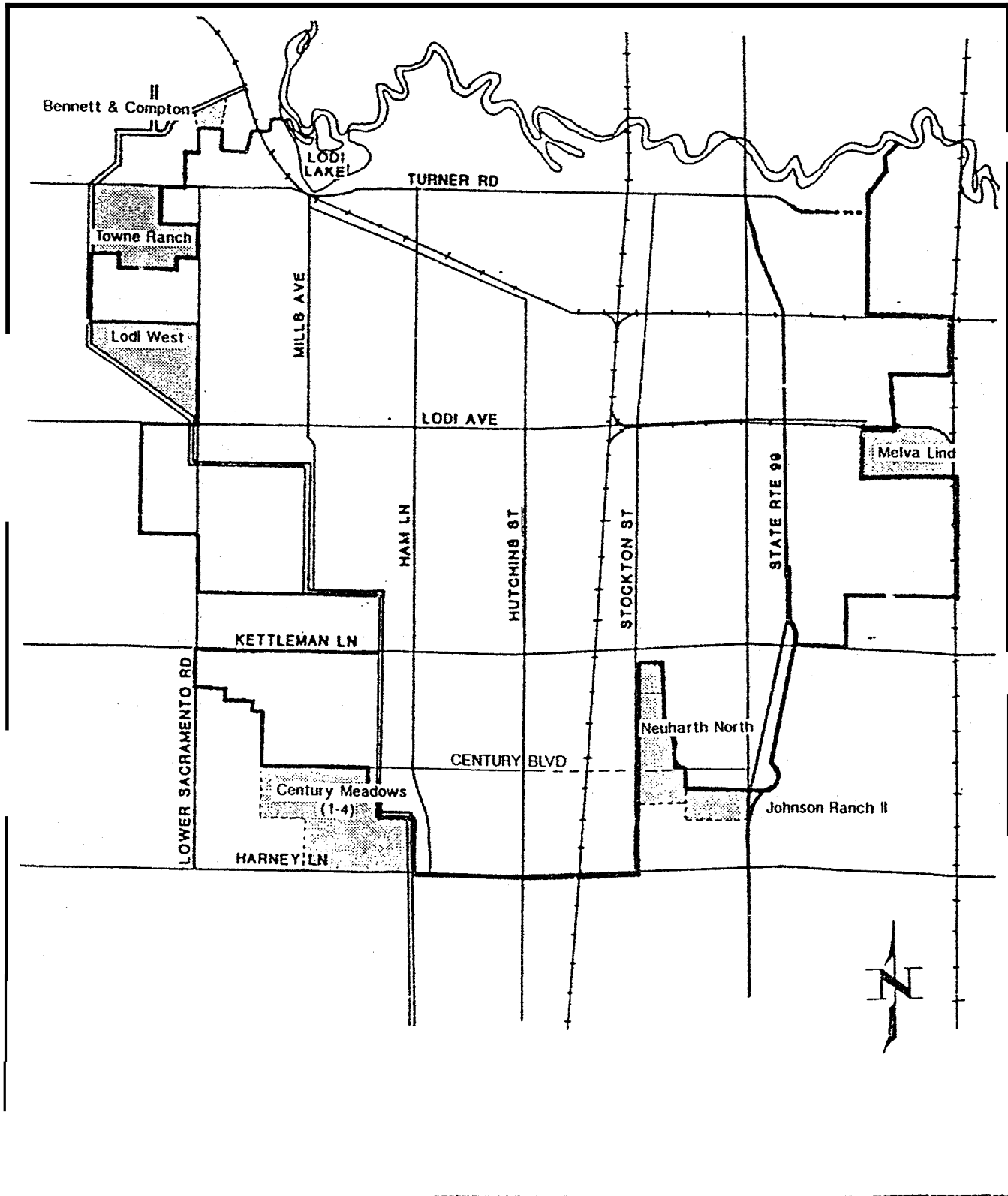
All on-site improvements for new development such as streets, curbs, gutters, sidewalks, sewer lines, water lines, storm drainage lines and electrical lines are currently, and will continue to be, provided by the subdivider/developer prior to construction. At present all major utilities have sufficient capacity to serve the project area with all required services.





**COMMUNITY DEVELOPMENT
DEPARTMENT**

**REQUESTED
ANNEXATIONS**



GILLESPIE VINEYA
[REDACTED]

LODI BRANCH 0107
BANK OF AMERICA
31 S. SCHOOL ST. BOX 260
LODI, CA 95241

007704

11-35 / 1210

CHECK

PAY

7704

TO THE
ORDER OF

--- Four hundred four dollars and 13 cents --

DATE

12/13/91

AMOUNT

*****404.13**

LAFCD of San Joaquin County



AUTHORIZED SIGNATURE

[REDACTED]



Bank of Stockton
ESTABLISHED 1857

No. 59432

90-103
1211

TRUST DEPARTMENT
P.O. BOX 1110
STOCKTON, CALIFORNIA 95201
(209) 941-1500

ACCT. NO. 30-0320-00

DATE 12/12/91

PAY THREE HUNDRED THIRTY-ONE DOLLARS AND 25 CENTS

AMOUNT \$*****331.25

TO THE
ORDER
OF

☐ LAFCD OF SAN JOAQUIN COUNTY

L

Betty R. Reelhan
AUTHORIZED SIGNATURE



JOHN W. STANLEY

TRUCKING

3952 N. AMERICAN 462-7104
STOCKTON, CA 95204

1667

12-18-1991

90-844
1211

PAY
TO THE
ORDER OF

San Joaquin County Clerk

\$ 513,32

J.W. STANLEY 213 DOLS 32 CTS

DOLLARS



Local Office
FARMERS &
MERCHANTS
BANK OF CALIFORNIA
121 WEST PINE, LOS ANGELES, CA 90012

FOR

John W. Stanley

TADASHI WADA

5975

90-844/1211

PAY TO THE
ORDER OF



LOCAL OFFICE
**FARMERS &
MERCHANTS
BANK OF CENTRAL
CALIFORNIA**
121 WEST PINE, LOS ANGELES, CALIF. 90040

MEMO

Amertus & City

Tadashi Wada

R. DEVERN DARNELL
MELVA²⁴ DARNELL

183

12/20/1991

90-3874/1211

PAY TO THE
ORDER OF

LAFCO of San Joaquin County \$164.30

One Hundred Sixty Four Dollars and 30/100 DOLLARS



Central Sierra Bank
24 E. CALIFORNIA ST.
P.O. BOX 10
VALLEY SPRINGS, CA 95257

VIP Account

MEMO

for Melva N. Darnell